

TOWN OF LLOYD

TOWN BOARD MEETING

February 15, 2023

Present: Supervisor David Plavchak
Councilmember Michael Guerriero
Councilmember John Fraino
Councilmember Joseph Mazzetti

Wendy D. Rosinski, Town Clerk
Margaret O'Halloran, Secretary to the Supervisor

Absent: Councilmember Lenny Auchmoody
Sean Murphy, Attorney

Meeting was in person at Town Hall and live-streamed on Channel 22 and live on Web Ex

7:00 PM – Supervisor opened meeting and Pledge of Allegiance

Motion by Mazzetti, seconded by Guerriero to **Open Public Hearing Local Law B-2023** A local law to amend the code of the Town of Lloyd Chapter 92 by Rescinding Article V “Exemption for volunteer Fire Fighters & Ambulance Workers” and replace same with a new Article V entitled “Exemption for Volunteer Fire Fighters”

4 ayes carried

Public Hearing Local Law A-2023 PRRD Application Villages in Hudson Valley opened on 01.18.2023.

Available for questions were;

John Furst, Attorney

Conor Tarbel, Engineer for Partridge Venture Engineering, LLC (PVE)

Paul VanCott, Attorney, Whiteman Osterman & Hanna

1. REPORTS – Town Board Liaisons,

A. Town Board Liaisons

Audit – January 1 – June 30, 2022: Councilmembers Auchmoody and Mazzetti

July 1 - December 31, 2022: Councilmembers Fraino and Guerriero

Beautification – Councilmember Auchmoody

Building Department – Supervisor

ECC (Environmental Conservation Committee – Councilmember Guerriero

No meeting this past Monday. Neil is moving forward with trying to require a grant for a cleanup of the Black Creek. He is also working with Dave Jenkins from Millennials.

Events – Councilmember Fraino

5K Clover Classic that ends at Tony Williams Field on March 18th. So far there is a good amount of participants attending this event. There are also events at the end of the race.

Easter Egg Hunt – April 1st

SpringFest - June 3rd

Fall Night Out - September 23rd

Tree Lighting - December 8th

Those are some of the events that they have so far for this year. They are looking at some more to add. They are a very active group and the Beautification Committee has offered their help to work together to complement the events.

Highland Fire District/ Ambulance – Councilmember Fraino

The Highland Fire District responded to 462 alarms in 2022

Highland Fire District Month of January 2023 Report

Fire alarms dispatched 30

Average firefighters per call 14 +highest was 29

Average apparatus responses 2.36 +incident type dictates what apparatus responds

Total Number of apparatus responses 71

Manhours for alarms 405

Manhours for meetings 82

Manhours for training 156

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TOTAL manhours 643 January 2023

** Total manhours do not include officer's administrative work, planning for training and/or attending of the Highland Fire District Commissioners meetings by Officers and members

State is having serious issues with EMTs and First Responders. Many communities call three or four dispatchers and have zero response. They are urging the New York state committee to help fund the EMS services. There is a high burn out rate with emergency response.

Hazard Mitigation plan that the County is working on had a County kick off last week at the Highland Station One. There was a good turn out and are working with all the departments to work and get what needs to be done with a small window of time.

Highland Central School District – Councilmember Mazzetti

On February 3rd Senator Michelle Hinchey visited the Elementary School District to pick up Valentine Day cards that the students made for the nursing home.

The Elementary School is also participating in the Kids Heart Challenge that started on January 16th and will end February 17th. Their goal was to raise \$8,000 and as of right now they have raised \$8,359.74.

Highland Rotary Club picked two grade levels, one from the elementary school and one from the middle school to do a book donation. They purchased enough books for every student in that grade level. The fourth grade was selected, and they chose non-fiction titles such as “What is the Constitution” and “What is the Harlem Renaissance” the seventh grade was selected and they chose a non-fiction called “The Last Book in the Universe”.

In the Mid-Hudson Regional Science Olympiad there was 20 students that participated. Out of the 20 kids that participated we took home 2 second place in two categories. Second place in anatomy and physiology and second place in cell biology. Third place in green generation and seventh place in environmental chemistry.

School budget is currently being worked on for the school district. The proposed levy is a million over last year's. More meeting will happen during the year before the budget vote happens.

Highland Landing Park – Councilmember Auchmoody

Lights – Councilmember Fraino

Hopefully by some point next week we will be able to put the final light that needs to go up on Troy in Bridgeview. Rich Klotz and Mr. Fraino are looking at Biancardi parking lot. We have a right-of-way going in there. We will be talking with Verizon about working on improving the entrance and looking at a couple of spots that need lighting.

Planning Board – Councilmember Auchmoody

Police – Supervisor

Hudson Valley Rail Trail – Councilmember Auchmoody

Zoning Board of Appeals – Councilmember Guerriero

Hidden Gem-New York Stone home on Upper North Road, the applicant is appealing a determination from the CEO regarding the denial of two STR units. The public hearing has been left open.

2. OLD BUSINESS

A.

B.

3. NEW BUSINESS

A.

4. PRIVILEGE OF THE FLOOR

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5. MOTIONS AND RESOLUTIONS

- A. MOTION** by Mazzetti, seconded by Fraino to approve the minutes January 18, 2023 and February 1, 2023 Town Board minutes.

4 ayes carried

- B. RESOLUTION** motion by Mazzetti, seconded by Fraino to authorize the payment of vouchers as audited by the Audit Committee.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

- C. RESOLUTION** motion by Guerriero, seconded by Mazzetti to authorize the Supervisor to sign the Transient Merchant license for Hudson Valley Guides, LLC to conduct Kayak tours and lessons out of Highland Landing Park and Berean Park.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

- D. RESOLUTION** motion by Mazzetti, seconded by Guerriero to hire Troy McEwen as PT Dispatcher effective of 02/16/2023 at a salary of \$19.20/hour at the recommendation of Police Chief James Janso.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

- E. RESOLUTION** motion by Mazzetti, seconded by Guerriero to hire William T. Deis as PT Dispatcher effective of 02/16/2023 at a salary of \$19.20/hour at the recommendation of Police Chief James Janso.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

- F. RESOLUTION** motion by Fraino, seconded by Guerriero to hire Joshua D. Tucker as Full Time Police Officer effective of 02/16/2023 at a salary of \$78,016 at the recommendation of Police Chief James Janso.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

- G. MOTION** by Fraino, seconded by Mazzetti to appoint the following committee:
Lloyd Community Development Corporation

Sean Murphy for a term of January 1, 2022 – December 31, 2025

Jennifer Alnwick for a term of January 1 2023 – December 31, 2025

Mark Elia for a term of January 1 2023 – December 31, 2025

Charles Glasner for a term of January 1, 2022 – December 31 2025

Nicki Anzivena for a term of January 1 2023 – December 31 2025

Margaret O'Halloran for a term of January 1 2023 – December 31, 2025

Officers: Chair: Supervisor Dave Plavchak

Counsel: Sean Murphy

Treasurer: Kendra Minard

Deputy Secretary: Margaret O'Halloran

4 ayes carried

- H. RESOLUTION** motion by Guerriero, seconded by Fraino to authorize the supervisor to sign the Fireworks contract with July 4Ever Fireworks, Inc. for the Town of Lloyd's July 1st Fourth of July display in the amount of \$10,000.00.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

- I. RESOLUTION** motion by Guerriero, seconded by Mazzetti to hire Douglas M. Freeman, as MEO, at the hourly rate of \$25.01, effective 2/27/23, pending satisfactory completion of a DOT physical, which is budget supported and at the recommendation of Richard Klotz Highway Superintendent.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

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J. RESOLUTION motion by Guerriero, seconded by Fraino to purchase a 2023 International CV515 cab & chassis with Tenco plow and body dump truck through piggy-backing the Onondaga County Government Contract #ONGOV106-19, at a total cost of \$134,483.00 utilizing our unexpended/revenue funds effective immediately.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

K. RESOLUTION motion by Mazzetti, seconded by Guerriero to designate \$120,000 of Highway Revenue funds for the 2023 Permanent Road Improvement Project of Reservoir Road and its assignment to Budget Line 5112.43.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

L. RESOLUTION motion by Mazzetti, seconded by Fraino

At a meeting of the Town Board, Town of Lloyd, held at the Town Hall, 12 Church Street, Highland, New York, on the 15th of February, 2023 at 7:00 PM.

WHEREAS, the Town intends to expand the existing parking lot at Tony Williams Field, located on the south side of South Riverside Road, within the Town, for the purpose of adding additional parking spaces between the existing parking lot and South Riverside Road; and

WHEREAS, the Town has received a proposal for engineering-related services from Hudson Land Design, Civil & Environmental Engineering Consultants, which will include the preparation of a plan set that will include grading, erosion control and sediment control with construction details for the proposed parking lot improvements for an estimated cost of \$4,200.00, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Town wishes to approve said agreement and authorize the Supervisor to enter into said proposal on behalf of the municipality.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS, the proposal for engineering-related services for the Tony Williams Park parking lot expansion between the Town and Hudson Land Design annexed hereto as Exhibit "A" be and the same is hereby approved and David Plavchak, the Town Supervisor, is authorized to sign said proposal on behalf of the Town.

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye

4 ayes carried

MOTION by Fraino, seconded by Mazzetti to Close Public Hearing on Local Law B-2023 Fire Fighters Exemption.

4 ayes carried

M. RESOLUTION by Mazzetti, seconded by Guerriero TO ENACT LOCAL LAW NO. 2-2023.

At a meeting of the Town Board, Town of Lloyd, held at the Town Hall, 12 Church Street, Highland, New York, on the 15th day of February, 2023, at 7:00 p.m

WHEREAS, proposed Local Law No. 2-2023, A LOCAL LAW TO AMEND THE CODE OF THE TOWN OF LLOYD CHAPTER 92 BY RESCINDING ARTICLE V "EXEMPTION FOR VOLUNTEER FIRE FIGHTERS & AMBULANCE WORKERS" AND REPLACE SAME WITH A NEW ARTICLE V ENTITLED "EXEMPTION FOR VOLUNTEER FIRE FIGHTERS", was introduced at a meeting of the Town Board held on the 1st day of February, 2023, at 4:00 p.m.; and,

WHEREAS, a public hearing has been held thereon on the 15th day of February, 2023, at 7:00 p.m., at which time all interested persons were given an opportunity to be heard thereon; and,

WHEREAS, the within local law is a Type II action pursuant to the State Environmental Quality Review Act (SEQRA) and is exempt from further proceedings under such act.

NOW, THEREFORE, be it resolved by the Town Board of the Town of Lloyd, that Local Law No. 2-2023 be enacted as in the form attached hereto as Schedule "A" as fully as set forth herein, being A LOCAL LAW TO AMEND THE CODE OF THE TOWN OF LLOYD CHAPTER 92 BY RESCINDING ARTICLE V "EXEMPTION FOR VOLUNTEER FIRE FIGHTERS & AMBULANCE WORKERS" AND REPLACE SAME WITH A NEW ARTICLE V ENTITLED "EXEMPTION FOR VOLUNTEER FIRE FIGHTERS".

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Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, aye
4 ayes carried

LOCAL LAW B – 2023

A LOCAL LAW TO AMEND THE CODE OF THE TOWN OF LLOYD CHAPTER 92 BY RESCINDING ARTICLE V “EXEMPTION FOR VOLUNTEER FIRE FIGHTERS & AMBULANCE WORKERS” AND REPLACE SAME WITH A NEW ARTICLE V ENTITLED “EXEMPTION FOR VOLUNTEER FIRE FIGHTERS”.

Section 1

The Code of the Town of Lloyd, Chapter 92, entitled “Taxation”, be and the same is hereby amended by deleting Article V, “Exemption for Volunteer Fire Fighters and Ambulance Workers” and replacing same with a new Article V, “Exemption for Volunteer Firefighters”:
“Article V.

§ 92-12 Purpose.

This Local Law is enacted for the purpose of providing a partial tax exemption upon certain real property based upon the owner’s membership in the Highland Fire Department or Clintondale Fire Department volunteer organizations, as permitted by Section 466-a of New York’s Real Property Tax Law.

§ 92-13 Legislative Intent.

The purpose of this article is to provide a partial exemption from taxation imposed by the Town of Lloyd upon certain real property situated within the Town of Lloyd owned by persons who voluntarily serve as members of the Highland Fire Department or Clintondale Fire Department under the parameters set forth herein, pursuant to the authority vested in the Town by § 466-a of the Real Property Tax Law of the State of New York.

§ 92-14 Partial Exemption Granted.

A. Real property owned by an enrolled volunteer member of the Highland Fire Department or Clintondale Fire Department, or such enrolled member and spouse, residing within the Town of Lloyd shall be exempt from taxation to the extent of ten percent (10%) of the assessed value of such property for Town purposes, exclusive of special assessments.

B. Such exemption shall not be granted to an enrolled member of the Highland Fire Department or Clintondale Fire Department unless:

1. The applicant resides within the Town of Lloyd; and
2. The property is the primary residence of the applicant; and
3. The property is used exclusively for residential purposes provided, however,

that in the event any portion of such property is not used exclusively for the applicant’s residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption; and

4. The applicant has been certified by the authority having jurisdiction for the Highland Fire Department or Clintondale Fire Department as an active member of said Department having served a minimum of two (2) consecutive years of service. The Chief of the Department, or his/her designee, shall determine eligibility for the exemption established hereunder utilizing the official service records of each applicant.

§ 92-15 Lifetime Partial Exemption Eligibility.

Any enrolled member of the Highland Fire Department or Clintondale Fire Department who accrues more than twenty (20) years of active service and is so certified by the said Fire District and said certification is provided to the Town of Lloyd Assessor, shall be granted the ten percent exemption as authorized by this section for the remainder of his or her life as long as his or her primary residence is located within the Town of Lloyd.

§ 92-16 Line of Duty Death Partial Exemption Eligibility.

Un-remarried spouses of volunteer firefighters killed in the line of duty shall be entitled to continue the partial exemption granted hereunder provided, however, that:

1. Such un-remarried spouse is certified by the Town of Lloyd as an un-remarried spouse of an enrolled member of the Highland Fire Department or Clintondale Fire Department who was killed in the line of duty; and
2. such deceased volunteer had been an enrolled member for at least five (5) years; and
3. such deceased volunteer had been receiving the exemption prior to his or her

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death.

§ 92-17 Deceased Member Partial Exemption Eligibility.

Un-remarried spouses of deceased volunteer firefighters shall be entitled to continue the partial exemption granted hereunder provided, however, that:

1. Such un-remarried spouse is certified by the Town of Lloyd as an un-remarried spouse of an enrolled member of the Highland Fire Department or Clintondale Fire Department who is deceased; and

2. such deceased volunteer had been an enrolled member for at least twenty years; and

3. such deceased volunteer and un-remarried spouse had been receiving the exemption prior to his or her death.

§ 92-18 Application Procedure.

A volunteer firefighter worker must annually, on or before the applicable taxable status date, file an application for such property tax exemption with the assessor responsible for preparing the assessment roll for the Town of Lloyd, on a form as prescribed by the New York State Commissioner of Taxation and Finance. “

Section 2. Severability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of Town of Lloyd hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 3. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 4. Authority

This Local Law is enacted pursuant to the Municipal Home Rule Law and Real Property Tax Law §466-a. This Local Law shall supersede the provisions of Town Law to the extent it is inconsistent with the same, and to the extent permitted by the New York State Constitution, the Municipal Home Rule Law, or any other applicable statute.

Section 5. Effective Date

This law shall become effective upon filing with the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

N. MOTION at 7:40 pm by Fraino, seconded by Gueriero to close **Public Hearing on Local Law A- 2023 PRRD Application Villages in the Hudson Valley**

Roll call: Fraino, aye; Plavchak, aye; Guerriero, aye; Mazzetti, naye

3 ayes carried

Town of Lloyd

Local Law A of the year 2023

A local law amending the Town of Lloyd Zoning Map as enacted by the Town of Lloyd Town Board on April 7, 2010 by Local Law 4-2010 and amended by Local Law 8-2018 (Adoption: November 21, 2018; Effective: December 31, 2018) and establishing a Planned Residential Retirement Development District.

Be it enacted by the Town Board of the Town of Lloyd as follows:

SECTION I.

SHORT TITLE

This local law shall be cited as Local Law A of 2023 of the Town of Lloyd and is entitled the “Establishment of a Planned Residential Retirement Development District.”

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SECTION II.
LEGISLATIVE FINDINGS

Pursuant to Town of Lloyd Zoning Code (“Zoning Code”) § 100-23.2, the Town of Lloyd Town Board (“Town Board”) may establish a floating Planned Residential Retirement Development (“PRRD”) Zoning District on land within the Town for the purpose of providing residential development and related services for persons 62 years of age and over. The Town Board finds that the PRRD established hereby will serve that purpose and is appropriate for the lands involved after considering the factors set forth in Zoning Code § 100-23.2(A)(6). The Town Board further finds that the development of a PRRD on the lands involved will promote the health and safety of the Town through the remediation of soil contamination from a former orchard on those lands, and that the immediate undertaking of that remediation is desirable. Additionally, the Town finds that the PRRD has access from both NYS Route 9W and Mayer Drive and that the access from Mayer Drive is preferred for most PRRD traffic for public safety reasons because of the signalized intersection that will be installed at Mayer Drive’s intersection with NYS Route

9W. Finally, the Town Board finds that the establishment of a PRRD on the lands involved is consistent with the comprehensive plan and existing zoning and will promote the public health, welfare and safety within the Town of Lloyd.

SECTION III.
AUTHORITY

These amendments to the Zoning Map are enacted by the Town Board of the Town of Lloyd pursuant to its authority to adopt local laws under Article IX of the New York State Constitution and Municipal Home Rule Law Section 10, and its authority to adopt amendments to its Zoning Code pursuant to Town Law Section 265 and Zoning Code Article X.

SECTION IV.
ZONING MAP AMENDMENT

The Zoning Map of the Town of Lloyd is hereby amended to establish a PRRD Zoning District to be known as “The Village in the Hudson Valley” (the “PRRD”) on the following lands located along NYS Route 9 and Mayer Drive in the Town of Lloyd:

1. The entirety of Tax Map Parcels: 95.2-2-7.100 (approx. 14.67 acres) and 95.2-2-3.211 (approx. 38.26 acres), comprising Lots #1 and #2. Formerly known as Lot #1 and Lot #2 shown on a subdivision plat entitled “Map of Lot Line Adjustment of Lands of The Village in the Hudson Valley, LLC,” prepared by Brooks & Brooks Land Surveyors, PC dated February 5, 2021, last revised May 13, 2022, which was approved by the Planning Board on June 22, 2022 and filed with the Ulster County Clerk on June 23, 2022 as Subdivision Map #2022-117.
2. A 4.07± acre portion of Tax Map Parcel # 95.2-2-34.110.
3. The lands comprising the PRRD are shown and described on a map entitled “Lot Line Adjustment and Easement Plan, the Village in the Hudson Valley, LLC,” dated October 29, 2021, revised October 11, 2022.

SECTION V.
PRRD REGULATIONS

General.

1. Development of the PRRD shall be consistent with the concept plan submitted to the Town Board, entitled “Overall Site Plan, Planned Residential Retirement Development, the Villages in the Hudson Valley,” prepared by the LRC Group, dated June 24, 2022, last revised November 7, 2022. This shall include both the access to the PRRD from NYS Route 9W and from Mayer Drive.
2. To ensure that the PRRD fulfills the purpose of providing residential development and related services for persons 62 years of age and over, the PRRD shall comply with the eligibility and reporting requirements set forth in Zoning Code § 100-23.2(A)(3)-(5).
3. The lands in the PRRD as shown on the Zoning Map shall be considered as a single parcel for the purpose of applying the requirements pertaining to uses and dimensional standards set forth herein. Except as provided, these requirements shall supersede and replace any requirements for the underlying zoning districts that would otherwise apply to the lands involved in the PRRD.

Permitted uses and buildings.

1. Principal uses and associated buildings in the PRRD shall be limited to: (a) independent living units; and (b) an assisted living facility that contains assisted living, health and memory care services as well as an adult day care center.
2. Accessory uses and associated buildings in the PRRD shall be customarily incidental to the PRRD use. Additional and/or modified accessory uses and associated buildings

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which comply with the dimensional standards provided herein may be approved by the Planning Board pursuant to site plan review.

Density.

1. The PRRD shall be limited to no more than 197 independent living units, of which 18 shall be affordable housing units subject to a plan approved by the Planning Board pursuant to Zoning Code § 100-36.
2. The PRRD shall be limited to no more than 119 rooms in the assisted living facility and shall contain no more than 119 beds.

Area and bulk regulations.

1. Minimum building setbacks for the PRRD shall be:
 - (a) Front-yard building setback: 50 feet from lot line;
 - (b) Side-yard building setback: 50 feet from lot line;
 - (c) Rear-yard building setback: 50 feet from lot line; and
 - (d) Dense vegetative screening shall be required for side and rear setback areas to limit visual impacts on adjoining residential districts in accordance with Zoning Code § 100-15(B)(12).
2. Maximum coverage: The maximum permitted coverage of gross site area on within the PRRD shall be 40% for buildings and other impervious surfaces.
3. No parking areas shall be located within 50 feet of adjoining residential districts and the side or rear-yard setback area shall include dense vegetative screening in accordance with Zoning Code § 100-15(B)(12) to minimize visual impacts on the residential district.
4. Height of buildings: The maximum building height for any building in the PRRD shall be 35 feet and no building shall have more than two and ½ stories.

Spacing and design of buildings within a PRRD.

1. The location of all buildings in the PRRD shall be in harmony with existing or prospective adjacent uses and to the existing or prospective development of the neighborhood.
2. Buildings shall be clustered to reduce site disturbance, to promote an interconnected neighborhood character throughout the PRRD, and to encourage and protect open spaces, natural and environmentally sensitive areas.
3. Building design shall avoid use of long, unbroken facades, and shall include use of balconies, offset walls, trellises and other design features.
4. Building design, colors and materials shall generally correspond to the natural setting of the project site, and to any prevalent design styles that may occur in neighborhoods within the general project area.

Parking area requirements.

1. Each required parking space in a parking area shall be 10 feet wide and 20 feet long with a minimum aisle width of 22 feet, in compliance with Americans with Disabilities Act access regulations.
2. The slopes in parking areas shall be no more than 5%.
3. No less than 374 parking spaces shall be provided in the PRRD.

Vehicular and pedestrian circulation system and traffic access.

1. The arrangement of public and common ways for pedestrian and vehicular circulation in relation to other existing or planned streets in the area, together with provisions for street improvements, shall generally comply with standards set forth in Chapter 89, Streets and Sidewalks, of the Town of Lloyd Code. The Planning Board may permit changes or alterations of such standards that are consistent with the spirit and intent of this section, subject to approval by the Town Highway Superintendent.
2. In each PRRD, a pedestrian circulation system shall be designed and installed, in addition to the vehicular circulation system, which is sufficient for the needs of its residents. Walkway widths shall be five feet minimum. Walkway slopes shall be 5% maximum. There shall be no steps in the PRRD walkways.

SECTION VI.
PRRD CONDITIONS

1. Upon the establishment of the PRRD, implementation of the Soil Mitigation Plans for the PRRD lands, dated January 27, 2023 and last revised February 15, 2023, for the PRRD shall be undertaken and completed immediately subject to a building permit issued by the Town of Lloyd Building Department.
2. The PRRD shall not be undertaken unless approval from the Planning Board is first obtained for the lot line adjustments shown and described on a map entitled "Lot Line

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Adjustment and Easement Plan, the Village in the Hudson Valley, LLC,” dated October 29, 2021, revised October 11, 2022.

3. The following shall be included as conditions required for final site plan review approval of the PRRD by the Planning Board:
 - a. Open space. A conservation easement satisfactory to the Town Attorney permanently restricting development on at least 23.02 acres of open space on the lands comprising the PRRD consistent with the concept plan submitted to the Town Board, entitled “Overall Site Plan, Planned Residential Retirement Development, the Villages in the Hudson Valley,” prepared by the LRC Group, dated June 24, 2022, last revised November 7, 2022.
 - b. Affordable housing plan. An affordable housing plan pursuant containing the information required by Zoning Code § 100-36(F) demonstrating how the PRRD will comply with the affordable housing regulations set forth in Zoning Code § 100-36.
 - c. An easement over Tax Map Parcel # 95-12-1 for emergency access to the PRRD as approved by the Planning Board that is satisfactory to the Planning Board’s attorney and engineer as to form and substance.
 - d. An enforceable written program for the maintenance of all buildings and lands within the PRRD, including open space and recreation areas, landscaping, walkways, driveways, parking areas and other common utilities and facilities, shall be provided to and approved by the Planning Board as a condition of site plan review approval of the PRRD.

SECTION VII.

PRRD EXPIRATION

The PRRD regulations shall expire and the lands comprising the PRRD shall revert to their underlying zoning on the Zoning Map if a Planning Board decision approving the PRRD pursuant to Zoning Code § 100-53(F)(4) is not filed with the Town of Lloyd Clerk within eighteen months of the Town Board’s establishment of the PRRD or if construction of the PRRD, as approved by the Planning Board, is not commenced and diligently pursued prior to its expiration pursuant to Zoning Code § 100-53(F)(6). Upon prior written request to the Town Board, including a statement of justification for the requested time extension, the time period for expiration of the PRRD approval may be extended for a maximum of one calendar year, on two occasions, at the discretion of the Town Board.

SECTION VIII.

SEVERABILITY

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law which can be given effect without such invalid part or parts.

SECTION IX.

EFFECTIVE DATE

This Local Law shall take effect immediately, as provided by law, upon filing with the New York State Secretary of State.

MOTION by Mazzetti, seconded by Guerriero to go into Executive Session at 7:55 PM to discuss the PBA contract.

4 ayes carried

MOTION by Fraino, seconded by Guerriero to come out of Executive Session at 8:11 PM.

4 ayes carried

MOTION by Guerrieo, seconded by Fraino to adjourn at 8:12 PM.

4 ayes carried

Respectfully submitted,

Wendy D. Rosinski
Town Clerk